

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

427 LYDIARD STREET NORTH SOLDIERS HILL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Soldiers Hill

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

410 LIGAR STREET SOLDIERS HILL VIC 3350	\$1,130,000	26-Feb-24
414 DRUMMOND STREET NORTH BALLARAT CENTRAL VIC 3350	\$1,100,000	22-Nov-23
118 FRANK STREET BALLARAT CENTRAL VIC 3350	\$1,150,000	19-Apr-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16 July 2024



410 LIGAR STREET SOLDIERS HILL VIC 3350

4 2 2

Sold Price

^{RS}

\$1,130,000

Sold Date

26-Feb-24

Distance

0.34km



414 DRUMMOND STREET NORTH BALLARAT CENTRAL VIC 3350

5 1 -

Sold Price

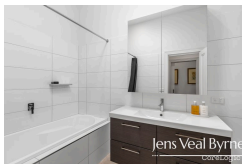
\$1,100,000

Sold Date

22-Nov-23

Distance

0.87km



118 FRANK STREET BALLARAT CENTRAL VIC 3350

3 2 2

Sold Price

\$1,150,000

Sold Date

19-Apr-24

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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